090.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,000 / 691,000
					USE VALUE:	691,000 / 691,000
					ASSESSED:	691,000 / 691,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		MARTIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANTHONY ALBIN BABU
Owner 2:	SHARMA ASHA NARAYAN
Owner 3:	
Street 1:	20 MARTIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEVITO WILLIAM/CORINNE -
Owner 2:	-
Street 1:	20 MARTIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .086 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 2036 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3752.000	318,200		372,800	691,000
Total Card	0.086	318,200		372,800	691,000
Total Parcel	0.086	318,200		372,800	691,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.39 | /Parcel: 339.39

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 57887

GIS Ref

GIS Ref

Insp Date 11/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0004-0011.0

!7324!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,200	0	3,752.	372,800	691,000		Year end	12/23/2021
2021	101	FV	307,400	0	3,752.	372,800	680,200		Year End Roll	12/10/2020
2020	101	FV	307,400	0	3,752.	372,800	680,200	680,200	Year End Roll	12/18/2019
2019	101	FV	256,700	0	3,752.	378,100	634,800	634,800	Year End Roll	1/3/2019
2018	101	FV	256,700	0	3,752.	282,300	539,000	539,000	Year End Roll	12/20/2017
2017	101	FV	256,700	0	3,752.	255,600	512,300	512,300	Year End Roll	1/3/2017
2016	101	FV	256,700	0	3,752.	245,000	501,700	501,700	Year End	1/4/2016
2015	101	FV	240,500	0	3,752.	207,700	448,200	448,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:23:12

LAST REV

Date	Time
12/06/21	15:07:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7324

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVITO WILLIAM/	79237-255	1	11/29/2021		950,000	No	No		
FERNANDES HUMBE	33068-327		6/15/2001		372,900	No	No		
	12479-617		7/17/1973		28,500	No	No		N

USER DEFINED

Prior Id # 1:	57887
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2012	154	Redo Kit	10,000					new cabinets, repl
7/21/2004	757	Re-Roof	6,885	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2018	MEAS&NOTICE	CC	Chris C
5/8/2012	Info Fm Prmt	MM	Mary M
12/10/2008	Measured	197	PATRIOT
1/31/2000	Meas/Inspect	264	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3752		Sq. Ft.	Site		0	70.	1.42	5									372,791						372,800	

Total AC/HA:	0.08613	Total SF/SM:	3752	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	372,791	Spl Credit		Total:	372,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	88000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390910
Depreciation:	72709
Depreciated Total:	318201

COMMENTS

is never home during the week and is away every weekend, impossible to schedule inspection. 3/18/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

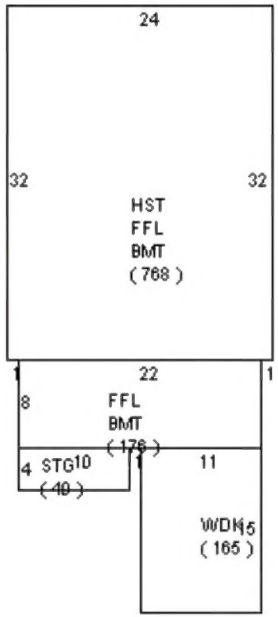
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.33
Special Features:	0	Val/Su Net:	128.46
Final Total:	318200	Val/Su SzAd	239.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	944	71.770	67,755
FFL	First Floor	944	148.490	140,170
HST	Half Story	384	148.490	57,018
WDK	Deck	165	12.060	1,990
STG	Storage	40	11.000	440

Net Sketched Area:	2,477			Total:	267,373
Size Ad	1328	Gross Area	2861	FinArea	2036

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 090.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	